

AGENDA
ZONING BOARD OF ADJUSTMENT AND APPEALS
CITY HALL COUNCIL CHAMBERS
THURSDAY, MARCH 19, 2015 @ 3:00 P.M.

A. Prayer

B. Pledge of Allegiance

C. Call to Order

D. Determination of a Quorum

E. Confirmation of Agenda

F. Adoption of Minutes: Zoning Board meeting – February 19, 2015.

G. Hearing of Cases

G1. Public Declaration of Appeal Process of Chairman

Any person or any officer, department or agency of the City aggrieved by any decision of the Zoning Board of Adjustment and Appeals may, within fifteen (15) days thereafter appeal therefrom to the mayor and City Council by filing with the Planning Division a written notice of appeal specifying the decision from which the appeal is taken. In case of such appeal, the Zoning Board shall cause a transcript of the proceedings in the case to be certified to the mayor and City Council, and the matter will be heard on said transcripts. The filing fee for an appeal, is based on the actual cost of the required official transcript and any related miscellaneous charges. Any appeal shall be in writing and submitted to the Department of Urban Development-Planning Division stating what decision is being appealed and detailing how you are aggrieved.

G2. Anyone speaking today is asked to complete a “Speaker’s Card”.

Please provide the completed card at the time you speak to the Zoning Board. City staff personnel can assist in any questions you may have or in completing the card. This public meeting is open to all for comment.

G3. Routine Agenda

1. Variance – Case File Number: 1502ZB008

Wayne O’Neal, agent for Destyni D. Tran, owner, request the following variances: (1) a variance of 15 feet to allow for a 0-foot north landscape buffer where 15 feet are required and (2) a variance of 15 feet to allow for a 0-foot east landscape buffer where 15 feet are required at 46 Pass Road on tax parcel 0910J-03-025.000 containing approx. 21,224 square feet, zoned R-B (Residential Business) (Located north of and adjacent to Pass Road, south of 36th Street, east of and Washington Avenue, and west of Jackson Avenue) Ward 4. **(Exhibit 008)**

2. Special Exception – Case File Number: 1503ZB016

Brad Lahaie, agent for Sabrina Harris, property owner, request a Special Exception to allow for an Assistant Living Rehabilitation Service located at 1310 Anniston Avenue on tax parcel 1010G-03-021.004, zoned T3 (Single Family) containing approximately 16,367 square feet. (Located east of and adjacent to Anniston Avenue, west of Ford Street, north of Demaret Drive, and south of East Pass Road) Ward 2. **(Exhibit 016)**

3. Special Exception: Case File Number: 1503ZB018

Shawn Burkett, agent for Waffle House Inc, property owner, requests a Special Exception to allow an urban bank/payday loans located at 9293 Hwy 49, on tax parcel 0809K-02-008.000, containing approx. 22,328 square feet, zoned B-4 (Highway Business), (Located west of and adjacent to Highway 49, east of Old Highway 49, north of Poole Street, south of Creosote Road) Ward 3. **(Exhibit 018)**

4. Variance: Case File Number: 1503ZB020

Robert F Gargiulo, property owner, requests an 8-foot variance to allow a rear yard setback of 0 feet where 8 feet are required for the construction of a garage at 1314 2nd Street on tax parcel 0811H-04-027.000 containing 7,753 square feet, zoned R-1-7.5 (Single family) (Located north of and adjacent to 2nd Street, west of Bullis Avenue, south of 3rd Street, east of Henderson Avenue) Ward 2. **(Exhibit 020)**

H. Adjournment